

70-4 62-20
70-4A 62-10
70-4B 62-11
70-3C
62-8

QUITCLAIM DEED
007765

NO TRANSFER
TAX PAID

KNOW ALL BY THESE PRESENTS that I, THEODORE ROSENTHAL, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which I do hereby acknowledge, do hereby release and quitclaim to ROBERT ROSENTHAL and ARLYNE R. SACKS, whose mailing address is c/o Post Office Box 296, Waterville, Maine 04901, their heirs and assigns forever, all of my right, title, and interest in and to the the following described real estate, viz:-

A certain lot or parcel of land situated on the Northerly side of Armory Street (formerly known as Webb Avenue) in said Waterville and bounded and described as follows:

Commencing at a point in the Northerly line of said Armory Street, said point being the Southwesterly corner of land conveyed by Lewis J. Rosenthal to Federal Trust Company, et al, by deed dated February 6, 1962 and recorded in the Kennebec County Registry of Deeds in Book 1254, Page 116; thence in an Easterly, Northeasterly, and again Easterly direction along the Northerly line of said Armory Street to the intersection of land formerly of Lewis J. Rosenthal with line of land owned now or formerly by the City of Waterville; thence in a Northeasterly direction along the line of land now or formerly of the City of Waterville to a point where it intersects the Southerly line of land now or formerly of the Waterville Industrial Development Corporation; thence along the line of land now or formerly of the Waterville Industrial Development Corporation in a Northwesterly, Westerly and again Northwesterly direction and parallel with the Northerly line of Armory Street, to the Southeasterly corner of land conveyed by Lewis J. Rosenthal to Federal Trust Company, et al, by deed as aforesaid; thence in a Westerly and Southerly direction along the line of land conveyed by Lewis J. Rosenthal to Federal Trust Company, et al, as aforesaid, to the Northerly line of Armory Street and the point of beginning.

Excepting and reserving therefrom the following two described parcels of land conveyed by Lewis J. Rosenthal to Waterville Area Industrial Development Corporation by deed dated April 3, 1958, and

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recorded in the Kennebec County Registry of Deeds in Book 1110, Page 243.

1. A certain lot or parcel of land beginning at a point in the north line of Webb Avenue, which point is one thousand fifty-five (1055) feet, more or less, easterly from the intersection of the easterly line of Main Street and the northerly line of Webb Avenue, measured along the northerly line of Webb Avenue, thence northerly one hundred twenty (120) feet, more or less, thence easterly sixty-six (66) feet, more or less; thence southerly a distance of one hundred twenty (120) feet, more or less; to the northerly line of Webb Avenue; thence westerly along the northerly line of Webb Avenue a distance of sixty-six (66) feet, more or less, to the point of beginning.

Meaning and intending to describe a strip of land sixty-six (66) feet wide running from the northerly line of Webb Avenue, said strip of land being the southerly portion of a street as laid out and designated "Proposed Street" on a plan entitled "Waterville Area Industrial Development Corporation, Sheet #1" by R.G. Knowlton, C.E.

2. Also, another certain lot or parcel of land beginning at a point in the northerly line of Webb Avenue, which point is two hundred eighty (280) feet easterly from the easterly line of Main Street measured along the northerly line of Webb Avenue; thence northeasterly at right angles to the northerly line of Webb Avenue a distance of thirty-five (35) feet, more or less; thence northerly and two hundred fifty (250) feet easterly of and parallel to the east line of Main Street a distance of thirty-seven (37) feet, more or less; thence easterly at right angles to the last mentioned direction, a distance of one hundred fifty (150) feet; thence southerly to a point which is fifty (50) feet southerly of the last mentioned direction and measured at right angles to it; thence westerly along a line fifty (50) feet southerly of and parallel to the aforesaid last mentioned direction a distance of one hundred (100) feet, more or less; thence southerly to the northerly line of Webb Avenue fifty (50) feet easterly of and parallel to the first mentioned direction; thence westerly fifty (50) feet along the northerly line of Webb Avenue to the point of beginning.

Meaning and intending to convey, and hereby conveying, the premises conveyed by Lewis J. Rosenthal to Federal Trust Company, Robert Rosenthal, Theodore Rosenthal and Arlyne R. Sacks, all as

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Co-Trustees, by deed dated December 30, 1966 and recorded in the Kennebec County Registry of Deeds in Book 1433, Page 681, subject to the reservations and exceptions described above.

TO HAVE AND TO HOLD the aforegranted premises, with all the privileges and appurtenances thereof, to the said ROBERT ROSENTHAL and ARLYNE R. SACKS, as tenants in common and not as joint tenants, their heirs and assigns, to them and their use and behoof forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of May, 1990.

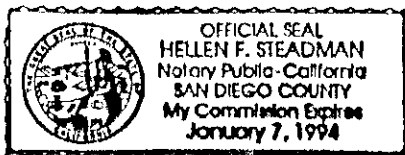
Hellen F. Steadman
Witness

Theodore Rosenthal
Theodore Rosenthal

STATE OF CALIFORNIA
SAN DIEGO, SS.

MAY 8, 1990

Personally appeared the above-named Theodore Rosenthal, and acknowledged the foregoing instrument to be his free act and deed. Before me,



Hellen F. Steadman
Notary Public/Attorney at Law

HELLEN F. STEADMAN
Name Typed or Printed

RECEIVED KENNEBEC SS.

1991 APR 30 AM 9:00

ATTEST: Harold Reed Mann
REGISTER OF DEEDS